

Doc. # 5463
ADOPTED
1/9/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER APPROVAL OF FINAL
WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED
DISPOSITION PARCEL RR-118 IN THE SOUTH END URBAN
RENEWAL AREA PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Cardinal's Rehab, Inc. expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-118 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Cardinal's Rehab, Inc. be, and hereby is, finally designated as Redeveloper of Parcel RR-118 in the South End Urban Renewal Area.
2. That it is hereby determined that Cardinal's Rehab, Inc. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

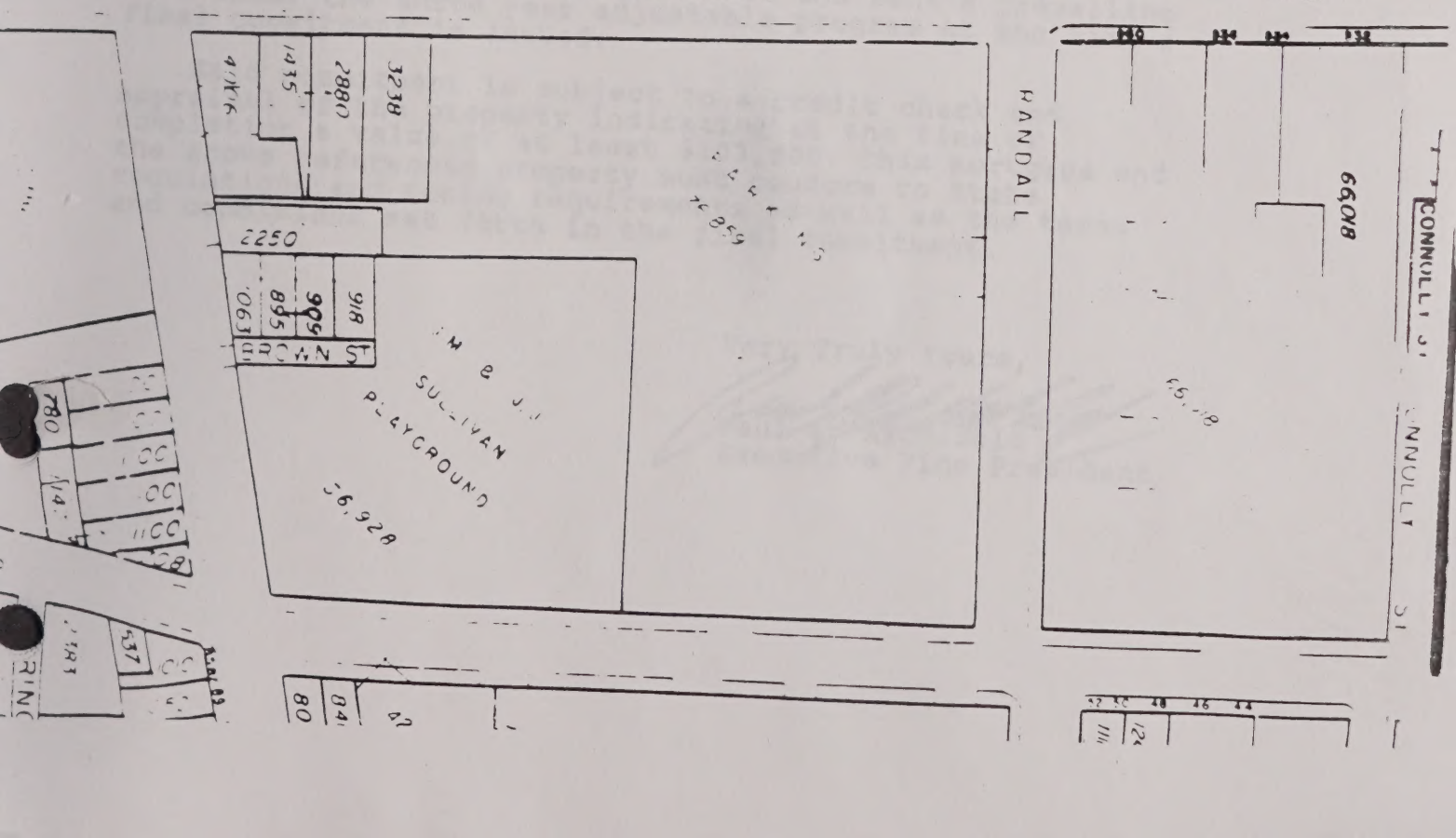
4. That the Final Working Drawings and Specifications submitted by Cardinal's Rehab, Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Working Drawings and Specifications be, and hereby are, approved.

5. That the Cardinal's Rehab, Inc. has agreed to reimburse the BRA a total of \$7,200 for costs for emergency work at the rear of 47 Thorndike Street.

6. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel RR-118 to Cardinal's Rehab, Inc., said documents to be in the Authority's usual form.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





South Boston Savings Bank

460 WEST BROADWAY • SOUTH BOSTON, MA 02127-9108
TELEPHONE (617) 268-2500 • FAX (617) 268-5354

December 3, 1991

Mr. Peter Woodford
Cardinal's Rehab, Inc.
c/o Planning Office for Urban Affairs
25 Union Street
Boston, Ma 02108

Re: 47 Thorndike Street
Boston, Ma

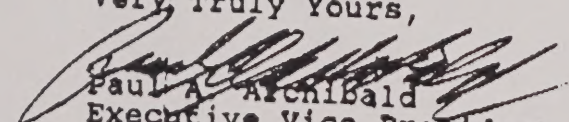
Dear Mr. Woodford,

After due consideration, please be advised that the Executive Committee of South Boston Savings bank has agreed to grant a mortgage and loan in the amount of \$81,000 on the above referenced property.

The rate of interest will be at the Bank's prevailing rate under the three year adjustable program at the time a final commitment is issued.

Said commitment is subject to a credit check and appraisal of the property indicating at the time of completion a value of at least \$103,000. This mortgage and the above referenced property must conform to State regulations and zoning requirements as well as the terms and conditions set forth in the final commitment.

Very Truly Yours,


Paul A. Archibald
Executive Vice President

VOTE OF THE NEIGHBORHOOD HOUSING TRUST

Approved at a Meeting of the Neighborhood Housing Trust

October 10, 1991

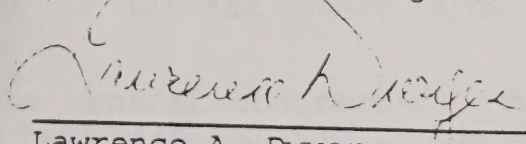
VOTED: That the Neighborhood Housing Trust after review and consideration according to the Rules and Regulations endorses and supports the following proposal:

Cardinal Rehab Inc. \$45,000
47 Thorndike Street

The Proposal request of September 17, 1991 submitted and generally described by Cardinal Rehab Inc. for a grant in the amount of \$45,000 to assist in the development of three (3) affordable homeownership units be approved as submitted, together with such other minor amendments as may be required to implement said affordable housing development. Such funds will be awarded only in the event that construction begins within 120 days of the date on which the funds are voted.

Passed

Attested to on Behalf of the
Neighborhood Housing Trust



Lawrence A. Dwyer
Chairman

MEMORANDUM

January 9, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE PARCEL RR-118,
47 THORNDIKE STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE DIRECTOR BE
AUTHORIZED TO GRANT FINAL DESIGNATION TO CARDINAL'S
REHAB, INC. AS REDEVELOPER OF PARCEL RR-118, LOCATED AT
47 THORNDIKE STREET TO REHABILITATE THE PROPERTY AS THREE
AFFORDABLE RENTAL UNITS.

Parcel RR-118 is located at 47 Thorndike Street in the South End Urban Renewal Area, Project No. Mass. R-56. This parcel contains a vacant, three-story brick building on approximately 1,100 square feet of land.

On September 14, 1989, the Boston Redevelopment Authority (BRA) granted Cardinal's Rehab, Inc. tentative designation as redeveloper of Parcel RR-118. Cardinal's Rehab, Inc. intends to rehabilitate 47 Thorndike Street into three affordable rental units.

The total development cost is estimated at \$125,975. In addition, the South Boston Savings Bank has committed to provide the financing in the amount of \$81,000. Cardinal's Rehab, Inc. has received a commitment of \$45,000 in Linkage funds from the Neighborhood Housing Trust.

Cardinal's Rehab, Inc. will be the general contractor. Final Working Drawings and Specifications have been approved by the BRA's Urban Design Department. The United Neighbors of Lower Roxbury group has indicated its support for the project. The Real Estate Department has established a disposition price of \$3,400. The Cardinal's Rehab, Inc. has agreed to reimburse the BRA a total of \$7,200 for costs for emergency repairs to the rear of the property.

It is, therefore, recommended that Cardinal's Rehab, Inc. be granted final designation as redeveloper of Parcel RR-118, located at 47 Thorndike Street in the South End Urban Renewal Area.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution of the Boston Redevelopment Authority, January 9, 1992, re: Final Designation of redeveloper of Parcel RR-118 located at 47 Thorndike Street in Boston.

